



**DELRAY BEACH, FLORIDA
FIRESTATION NO.113 – REPLACEMENT FACILITY**



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PROGRAMMING & PROPOSED DESIGN

February 16, 2017

WALTERS



ZACKRIA

ARCHITECTS

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PROJECT OVERVIEW

Delray Beach governing officials and city staff have determined that the current Firestation No.113 located at 651 W. Linton Boulevard is obsolete and requires replacement.

The existing Firestation will be demolished and a new one is to be built in its place.

The proposed replacement facility will be a two-story fire-rescue station of approximately 13,000 square feet.

A three-bay Apparatus Bay with drive-through access will house fire-rescue vehicles.

Two enclosed stairways and one passenger elevator will provide vertical circulation. A slide will be incorporated to expedite crew access to the Apparatus Bay during emergency runs.

The building will accommodate four zones of use, as described in the Summary of Facility Requirements section that follows.

On-site parking for approximately 15 vehicles will be provided, with 12 of those reserved for fire-rescue personnel in a secure parking lot. The remaining spaces will be for public visitors to the building.

As a critical facility the building will be designed to Category 5 Hurricane standard (sustained wind speeds of 155 mph), and have impact-rated windows and doors as well as an on-site emergency generator.

SUMMARY OF FACILITY REQUIREMENTS

I. APPARATUS BAY

This zone is used to house fire-rescue vehicles via three (3) garage bays, each equipped with a mechanical ventilation system. Fire-rescue services are available 24 hours a day to the local community.

II. APPARATUS BAY SUPPORT

This zone houses all services necessary to maintain and support the fire-rescue equipment on a round-the-clock basis. It includes equipment storage rooms, bunker gear locker areas, supply storage closets, laundry facilities, etc.

A back-up generator located on-site will ensure that station operations are available 24-7.

III. OFFICE AND ADMINISTRATION

This zone will be located on the 1st floor and will house all functions related to day-to-day operations of the station.

A Training room, to be used for meetings, training sessions and other similar functions, will be provided.

A Report Writing room with wrap-around countertops for crew workstations will also be provided. A service-window looking into the Entry Lobby will allow for interaction with the public.

IV. CREW LIVING QUARTERS

This zone will be used to house fire-rescue personnel on a round-the-clock basis.

It is divided into 1st floor and 2nd floor functions.

Kitchen with communal dining area, a day room and gym will be located the 1st floor.

An outdoor screened patio with gas grill will be provided for the crews' use.

Sleeping quarters for each crewmember with associated shower/ toilet room facilities will be located on the 2nd floor.

BUILDING PROGRAM / AREA DESCRIPTIONS

Note that all square footages listed are a starting point, and depending on the final configuration of the floor plan each space may vary in area.

Room Numbering Key: ‘A’ spaces are part of the Apparatus Bay zone
 ‘S’ spaces are part of the Apparatus Bay Support zone
 ‘O’ spaces are part of the Office and Administration zone
 ‘L’ spaces are part of the Crew Living Quarters zone

A1 APPARATUS BAY

This 3-bay garage will be approximately 4,340 S.F. (56’ X 82’ exterior dimensions) to accommodate the following primary vehicles:

- (1) 22’ long Water Tender
- (1) 35’ long Engine
- (1) 29’ long Rescue/Ambulance

Additional bay depth for spare vehicles to be parked in tandem with the primary apparatus is accounted for in an Apparatus Bay of this size.

Note that the size of this Apparatus Bay matches what was provided at Firestation No.114.

4’ minimum side clearances and a ceiling height of approximately 20’ clear will be provided.

Drive-through vehicle access will be via (3) bi-fold doors on the building front (Linton Road side) and (3) heavy-duty overhead coiling doors on the building rear.

Each door is 14’ wide x 14’ high and will be equipped with electronic automatic openers/closers.

The concrete slab floor will slope to drain into continuous trench drains, which will run down the center of each bay.

Safety features such as a direct connection exhaust fume removal system, positive air-seal ventilation between bays and station space, and a safety lighting system for the overhead doors will all be provided. Finishes for this room will be heavy-duty epoxy flooring with integral base, epoxy painted walls and a hard surface ceiling. There will be an emergency eye wash/ shower station within the vicinity of this area.

OWNER COMMENTS:

S1 APPARATUS BAY STORAGE ROOM

This 98 S.F. room will hold apparatus support supplies. It will contain a mop sink with shelving.

Finishes for this room will be heavy-duty epoxy flooring with integral base, painted walls and a hard surface ceiling. Heavy-duty steel shelving will line the perimeter walls.

OWNER COMMENTS:

S2 FIRE/ RESCUE LAUNDRY ROOM

This 195 S.F. room will provide laundry services for the entire facility. Equipment will include an extractor with automatic soap dispenser, a drying cabinet, a heavy-duty washer and dryer, a utility sink, and a countertop with base and upper cabinets. It will have a floor drain. Finishes for this room will be heavy-duty epoxy flooring with integral base, epoxy painted walls and a hard surface ceiling.

OWNER COMMENTS:

S3 FIRE AND EMS STORAGE CLOSET

This 50 S.F. closet will accommodate fire and emergency medical supplies and equipment. Finishes will be heavy-duty epoxy flooring with integral base, epoxy painted walls and a hard surface ceiling. This room will require air conditioning.

OWNER COMMENTS:

S4 HOSE STORAGE ALCOVE

This 50 S.F. alcove will be located off the Apparatus Bay and will be used to hold approximately 12 fire hoses of various lengths. Hoses will be rolled and stored on a metal rack lining the back wall. This will be an alcove open to the Apparatus Bay.

OWNER COMMENTS:

S5 BUNKER GEAR LOCKER ROOM

This 320 S.F. room will hold gear lockers for each of the fire-rescue crew. Crew will remove their gear from a locker and position it on the truck prior to each run.

The room will be equipped with a ventilation system that diverts residual smoke fumes and moisture directly to the exterior.

Each locker will be approximately 2' square x 6' high with an open floor area in front for access.

Locker sides and door shall be made of metal grating, woven mesh or other material, to allow air to ventilate freely through them, similar to lockers installed in FS #114.

Total number of lockers required is 18 minimum, 22 desired.

A rod suspended from the ceiling will be provided in the room for additional gear hanging space.

No benches are required.

Finishes will be heavy-duty epoxy flooring with integral base, epoxy painted walls and a hard surface ceiling.

OWNER COMMENTS:

S6 GYM

This 555 S.F. area will be used by crewmembers to maintain their physical fitness.

It will be outfitted with the following owner-provided equipment (N.I.C.): treadmill, row machine, cable pull station, bench press station, adjustable bench, miscellaneous weight racks, medicine ball rack, and a stretching area with yoga mats.

There will be windows to the exterior.

At least one wall is to be surfaced in full-length mirrors, and one drinking fountain or bottled water dispenser and overhead cable-ready TV is to be provided.

Finishes will be commercial grade rubber flooring with matching base, epoxy painted walls and hard surface ceiling. A heavy-duty wainscoting material may be installed to protect the wall surfaces from damage.

Phone outlet with integrated intercom station will be provided. Proper electrical connections (120 or 240 volt, etc.) for all equipment will be provided via wall and floor outlets – owner to provide specs for all equipment being provided.

Staff contact Joe Falcone at (561)702-5231 has coordinated the equipment layout and selection with WZA.

Additional amenities that may be desirable include: integrated sound system, ceiling fans, bulletin boards- owner to verify.

OWNER COMMENTS:

S7 GYM STORAGE CLOSET

This 46 S.F. closet will be accessed from the Gym and be used to store any relevant equipment or material.

OWNER COMMENTS:

S8 COMPRESSOR ROOM

This 93 S.F. area will house the compressor unit and bottle fill equipment used to refill the SCBA units carried by each crewmember.

Finishes will be heavy-duty epoxy flooring with integral base, epoxy painted walls and a hard surface ceiling.

This room will have an isolated ventilation system so that no fumes or contaminants from the Apparatus Bay or adjacent areas can infiltrate the compressed air equipment.

OWNER COMMENTS:

S9 **FLAMMABLE STORAGE CLOSET**

This 51 S.F. closet will be used to secure flammable apparatus support supplies. Finishes will be heavy-duty epoxy flooring with integral base, painted masonry walls and a hard surface ceiling. Heavy-duty steel shelving will line the perimeter walls.

Special code considerations may apply, including an exterior door for access and an independent exhaust system.

Items to be stored include a number of 1-5 gallon gas tanks, diesel fuel, 1 or 2 quarts of motor oil, and a few cans of WD-40 and similar maintenance supplies.

Owner to provide complete list of items to be stored in this closet.

OWNER COMMENTS:

S10 **LOGISTICS STORAGE BAY**

This will be a 526 S.F. garage used as a centralized supply storage area for Delray Beach Fire Stations.

Exterior access will be via (1) 10' wide x 14' high overhead coiling door and (1) man door.

Supplies will be securely stored on high racks (12' to top of highest shelf) with forklift access.

The forklift will be stored within the garage bay.

Finishes will be heavy-duty epoxy flooring with integral base, painted walls and an exposed ceiling.

This area will require A/C.

Owner to provide cut-sheet on forklift and racking system.

OWNER COMMENTS:

S11 **LOGISTICS OFFICE**

This will be a small 128 S.F. office located adjacent to the Logistics Storage Bays, and will house a Quartermaster-type supervisor. Finishes will be heavy-duty epoxy flooring with integral base, painted walls and a hard surface ceiling.

OWNER COMMENTS:

S12 **APPARATUS BAY SUPPORT CORRIDORS**

These spaces will provide circulation space for this area. Finishes will be heavy-duty epoxy flooring with integral base, painted walls and a hard surface ceiling.

OWNER COMMENTS:

S13 **SCREENED PATIO**

This 283 S.F. outdoor space will be roofed and screened.
It will have a natural gas BBQ grille and outdoor tables and chairs.
OWNER COMMENTS:

O1 **PUBLIC ENTRY LOBBY**

This 130 S.F. area will act as a building entry for the public. A closed-circuit video camera with intercom/ phone system will allow staff to control visitor access into the lobby area.
An exam chair with vitals station will be provided. A phone with P.A. capabilities will be provided.
No medical supplies will be provided in this area.
Two chairs for visitors waiting in the room may be provided.
Finishes for this room will be porcelain floor tiles with matching base, painted walls and a hard surface ceiling.
OWNER COMMENTS:

O2 **UNISEX ADA PUBLIC TOILET ROOM**

This 60 S.F. room will sit off the public entry area and will contain ADA compliant toilet, sink, shower, and accessories. It will have a floor drain. Finishes for this room will be ceramic floor tiles with matching base, ceramic tile wainscot to a minimum height of 5' at wet walls and full height at shower walls, and epoxy painted walls above. A hard surface ceiling will be provided.
OWNER COMMENTS:

O3a & O3b **STORAGE CLOSETS**

These 91 S.F. and 23 S.F. closets are for general use. Finishes will be VCT with rubber base, painted walls and an ACT ceiling.
OWNER COMMENTS:

O4 **COMMUNICATIONS CLOSET**

This 38 S.F. room will house fire/rescue communication equipment.
Finishes will be VCT with rubber base, painted walls and an ACT ceiling.
Owner to supply list and specs of required equipment to be accommodated in this room.
Owner to provide city standards for IT requirements for new facilities.
OWNER COMMENTS:

O5 **VERTICAL CIRCULATION**

Vertical circulation will be provided by 2 stair towers, 1 ADA compliant passenger elevator and 1 slide.

Per Fire Department direction, the stairs will be straight-run, not switch-back, in order to help minimize crew falls and sprains.

The slide will be a straight-run double wide with a launch pole at the top.

OWNER COMMENTS:

O6 & O6a **TRAINING ROOM and CLOSET**

This 285 S.F. room will serve as a group training room for staff. It will be able to accommodate approximately 14 people in a table-and-chair seating layout or up to 24 people in a lecture-type seating layout. Finishes will be polished concrete floor or epoxy flooring with rubber base, painted walls and an ACT ceiling.

The 53 S.F. closet will provide storage area for chairs, a lectern, etc.

OWNER COMMENTS:

O7 & O7a **REPORT WRITING ROOM and CLOSET**

This 144 S.F. room will provide an area for staff to write reports and participate in the “Target Solutions” individual training program. It will be adjacent to Entry Lobby O1 with a service window. It will have built-in countertops around the perimeter of the room accommodating (4) computer workstations.

A small 10 S.F. closet will provide storage space for paper, printing supplies, etc.

Finishes will be polished concrete floor or epoxy flooring with rubber base, painted walls and an ACT ceiling.

OWNER COMMENTS:

O8 **ELECTRICAL ROOM**

O9 **MECHANICAL ROOM**

These support spaces will be sized per the requirements of the final design, to be determined.

L1 SECOND FLOOR CREW LOBBY

This 164 S.F. area will be adjacent to the elevator, stair tower and slide. It may have a display case/bulletin board area, and two chairs for crew's use.

Finishes for this space will be ceramic floor tiles with matching base, painted walls and an ACT ceiling.

OWNER COMMENTS:

L2 SECOND FLOOR CORRIDOR

This hallway services the crew bunks and toilet/shower rooms, and leads to the Crew Lobby for accessing the slide and stair down to the Apparatus Bay.

Finishes will be rubber or tile flooring with rubber base, painted walls and an ACT ceiling.

OWNER COMMENTS:

L3-L4 OFFICER BUNK (2 required)

These 116 S.F. rooms will house the Officer-in-Command. Each will have a window to the exterior and will be located in direct proximity to the Crew bunks. Finishes will be carpet with rubber base, painted walls and an ACT ceiling. Furniture to include one twin XL bed, four storage lockers, and one work desk or carrel with task chair and lamp. Computer and phone outlets will be provided.

A private ADA compliant toilet/shower room (L15) will be shared between these two Bunks.

OWNER COMMENTS:

L5 – L11 CREW BUNK (7 rooms required)

Each of these 70 S.F. rooms will be used to house one on-duty crewmember. Where possible, each room will have a window to the exterior. A fabric curtain on metal rod will provide privacy from the corridor.

Finishes will be carpet with rubber base, painted walls and an ACT ceiling. Furniture to include one twin XL bed, four storage lockers, and one work desk or carrel with a task chair and lamp.

Wifi connectivity may be needed in each bunk room – Oscar Dominguez to verify.

Owner to verify if a fold-down bunk-bed is to be provided above each bed for use during EOC mode.

OWNER COMMENTS:

L12-L14 **CREW UNISEX BATHROOM (3 required)**

This room will be used by the members of the crew, and will be located in close proximity to the Crew Bunks. It will have a floor drain. It will contain standard fixtures (toilets, sinks, and a stall-shower) and accessories. It will have a floor drain. Finishes will be ceramic floor tiles with matching base, ceramic tile wainscot to a minimum height of 6' with epoxy painted walls above, and a hard surface ceiling. The stall-shower will have full height tiles on all walls.

OWNER COMMENTS:

L15 **OFFICER UNISEX ADA BATHROOM (1 required)**

This room will be located between the two Officer Bunks. It will have a floor drain. It will contain ADA-compliant fixtures (toilets, sinks, and a stall-shower with changing area) and accessories. It will have a floor drain. Finishes will be ceramic floor tiles with matching base, ceramic tile wainscot to a minimum height of 6' with epoxy painted walls above, and a hard surface ceiling. The stall-shower will have full height tiles on all walls.

OWNER COMMENTS:

L16 **DAYROOM**

This 264 S.F. room will be used by the members of the crew, and will accommodate up to 10 people at once. It will have windows to the exterior. Finishes will be porcelain tiles with matching base, painted walls and an ACT ceiling. It will contain lounge-type furniture (including a minimum of 8 recliners with side tables and a large screen TV with a DVD/VCR player). Cable TV, computer and phone outlets will be provided.

An operable partition may be provided adjacent to Dining Room L17.

OWNER COMMENTS:

L17 **DINING ROOM**

This 262 S.F. room will be used by the members of the crew during meal times, and will accommodate up to 12 people at once. It will be located adjacent to the Dayroom and have windows to the exterior. Finishes for this room will be ceramic floor tiles with matching base, epoxy painted walls and an ACT ceiling. Furniture may include one large communal dining table or individual tables that can be combined, and dining chairs.

OWNER COMMENTS:

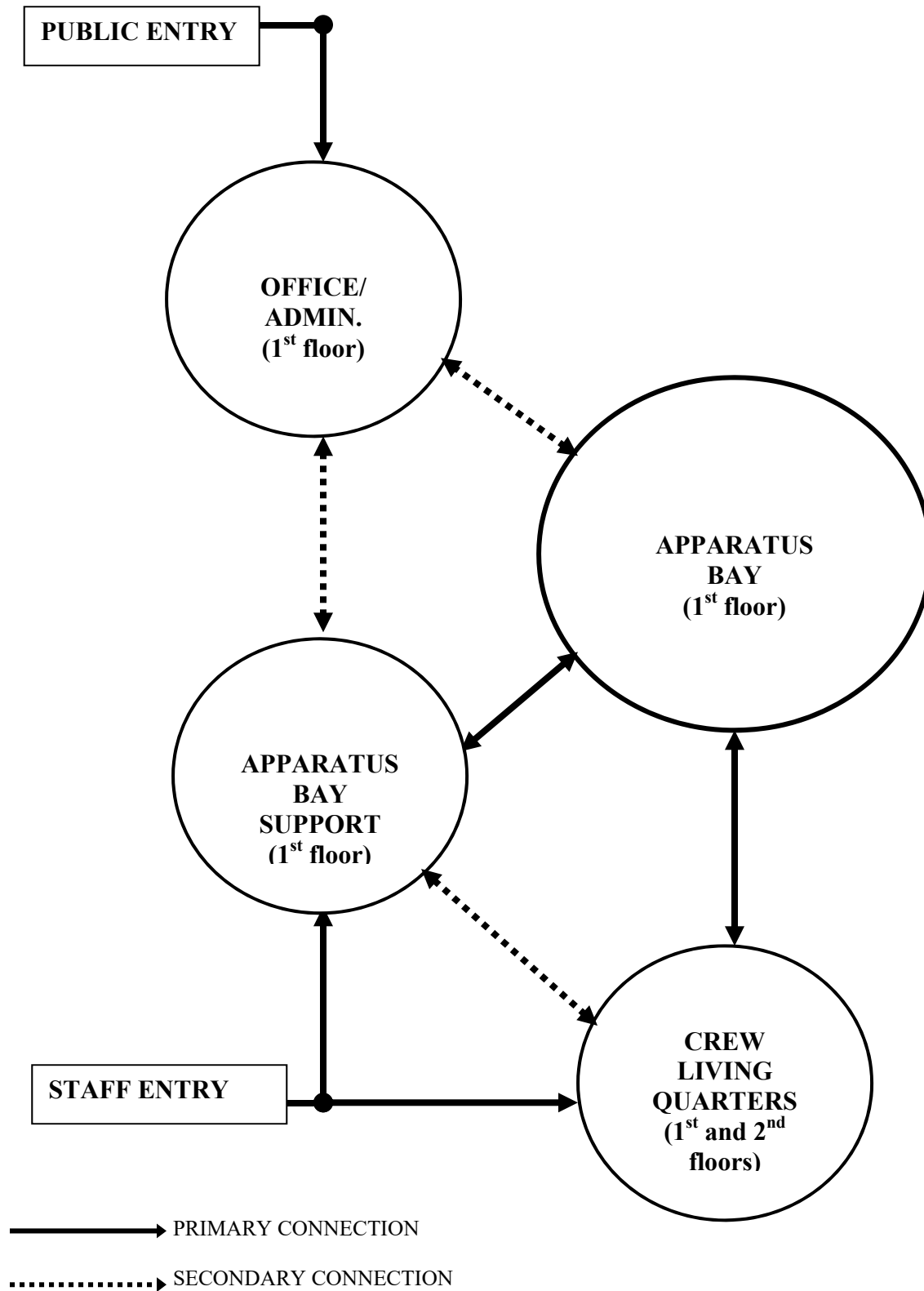
L18 **KITCHEN**

This 286 S.F. room will be used by crewmembers to prepare meals, and will accommodate up to 5 people cooking at one time. It will be located adjacent to the Dining room and have windows to the exterior. It will have a floor drain. Finishes for this room will be ceramic floor tiles with matching base, epoxy painted walls and a cleanable ACT ceiling. Commercial grade equipment will include a 6-burner gas cooking range and oven, microwave, dishwasher, large deep-bowl sink with garbage disposal and grease trap connectivity, and an ADA hand sink. A stand-alone ice maker and storage bin may be desired.

Three lockable pantries and three \pm 20 C.F. refrigerator/freezer units will be provided (1 for each shift). Solid-surface or stainless steel work surfaces will be provided with base and upper cabinets. A ventilation hood with fire suppression system will be installed over the range.

OWNER COMMENTS:

GENERAL FUNCTIONAL RELATIONSHIPS DIAGRAM



FIRESTATION NO.113 - SPATIAL SUMMARY SPREADSHEET

2/16/2017

	SPACE DESCRIPTION	PER PROPOSED PLAN (Actual SF)	REMARKS
01 - APPARATUS BAY			
A1	Apparatus Bay (56' X 82' exterior dims.)	4,340	same size as Firestation No.114; 3-bay design with
			bi-fold doors on front, overhead coiling doors on rear
	Total Required Areas - Apparatus Bay (GSF)	4,340	

	SPACE DESCRIPTION	PER PROPOSED PLAN (Actual SF)	REMARKS
02 - APPARATUS BAY SUPPORT			
S1	A.B. Storage Room	98	perimeter shelving
S2	Fire/Rescue Laundry Room	195	extractor, drying cabinet, washer, dryer, utility sink, counter w/cabinets
S3	Fire and EMS Storage Closet	50	perimeter shelving
S4	Hose Storage Alcove	50	no door, open to the Apparatus Bay
S5	Bunker Gear Locker Room	320	(20) 2'w. X 2'd. X 6'h. lockers; dedicated A/C & exhaust
S6	Gym	555	
S7	Gym Storage Closet	46	
S8	Compressor Room	93	may have special HVAC requirements
S9	Flammable Storage Closet	51	perimeter shelving
S10	Logistics Storage Bay	526	(5) 12'h. storage racks with 10'W.overhead door; forklift; (4) 8'h. shelving units
S11	Logistics Office	128	
S12	Corridors	786	
S13	Screened Patio	283	covered and screened; gas grill
	Total Required Areas - Apparatus Bay Support (GSF)	2,898	Screened patio s.f. is not included in sub-total

	SPACE DESCRIPTION	PER PROPOSED PLAN (Actual SF)	REMARKS
03 - OFFICE AND ADMINISTRATION			
O1	Public Entry Lobby	130	exam chair and vitals station; (2) visitor chairs & table
O2	Unisex ADA Public Toilet room	60	toilet, sink, shower and accessories
O3	(2) Storage Closets	114	
O4	Communications Closet	38	
O5	Vertical Circulation (1 elevator, 2 stairs, 1 slide)	1,260	stairs & slide to be straight-run, not switchback; double wide slide w/launch bar
O6	Training Room	285	multi-purpose use; whiteboard w/monitor
O6a	Training Storage Closet	53	
O7	Report Writing Room	144	service window to the Lobby O1
O7a	Report Writing Room Closet	10	
O8	Electrical Room	75	
O9	Mechanical Room	133	
	Total Required Areas - Office and Administration (GSF)	2,112	



FIRESTATION NO.113 - SPATIAL SUMMARY SPREADSHEET

2/16/2017

	SPACE DESCRIPTION	PER PROPOSED PLAN (Actual SF)	REMARKS
04 - CREW LIVING QUARTERS			
L1	2nd Floor Crew Lobby	164	
L2	2nd Floor Corridors	382	
L3	Officer Bunk #1	116	adjoins Bathroom L15
L4	Officer Bunk #2	116	adjoins Bathroom L15
L5	Crew Bunk #1	70	no door, provide a curtain on rod at each crew bunk
L6	Crew Bunk #2	70	
L7	Crew Bunk #3	70	
L8	Crew Bunk #4	70	
L9	Crew Bunk #5	70	
L10	Crew Bunk #6	70	
L11	Crew Bunk #7	70	
L12	Crew Unisex Bathroom #1	47	
L13	Crew Unisex Bathroom #2	47	
L14	Crew Unisex Bathroom #3	47	
L15	ADA Unisex Bathroom	76	will have direct access from Officer Bunks L3 & L4
L16	Dayroom	264	
L17	Dining Room	262	operable partition separation from Dayroom L16
L18	Kitchen	286	open to Dining Room L17
Total Required Areas - Crew Living Quarters (GSF)		2,297	

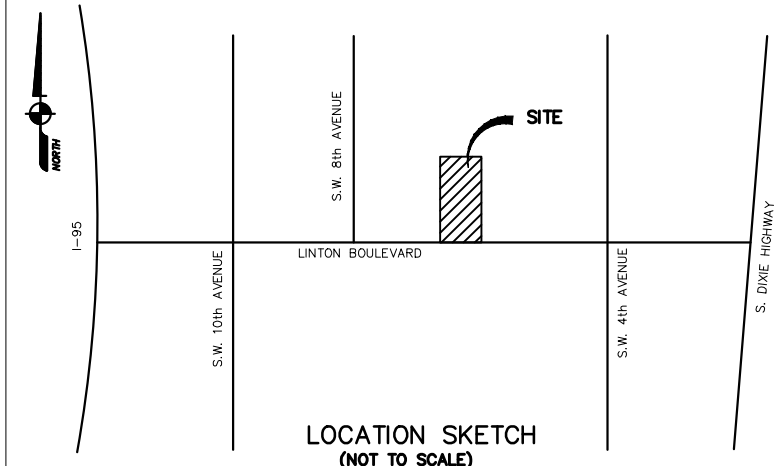
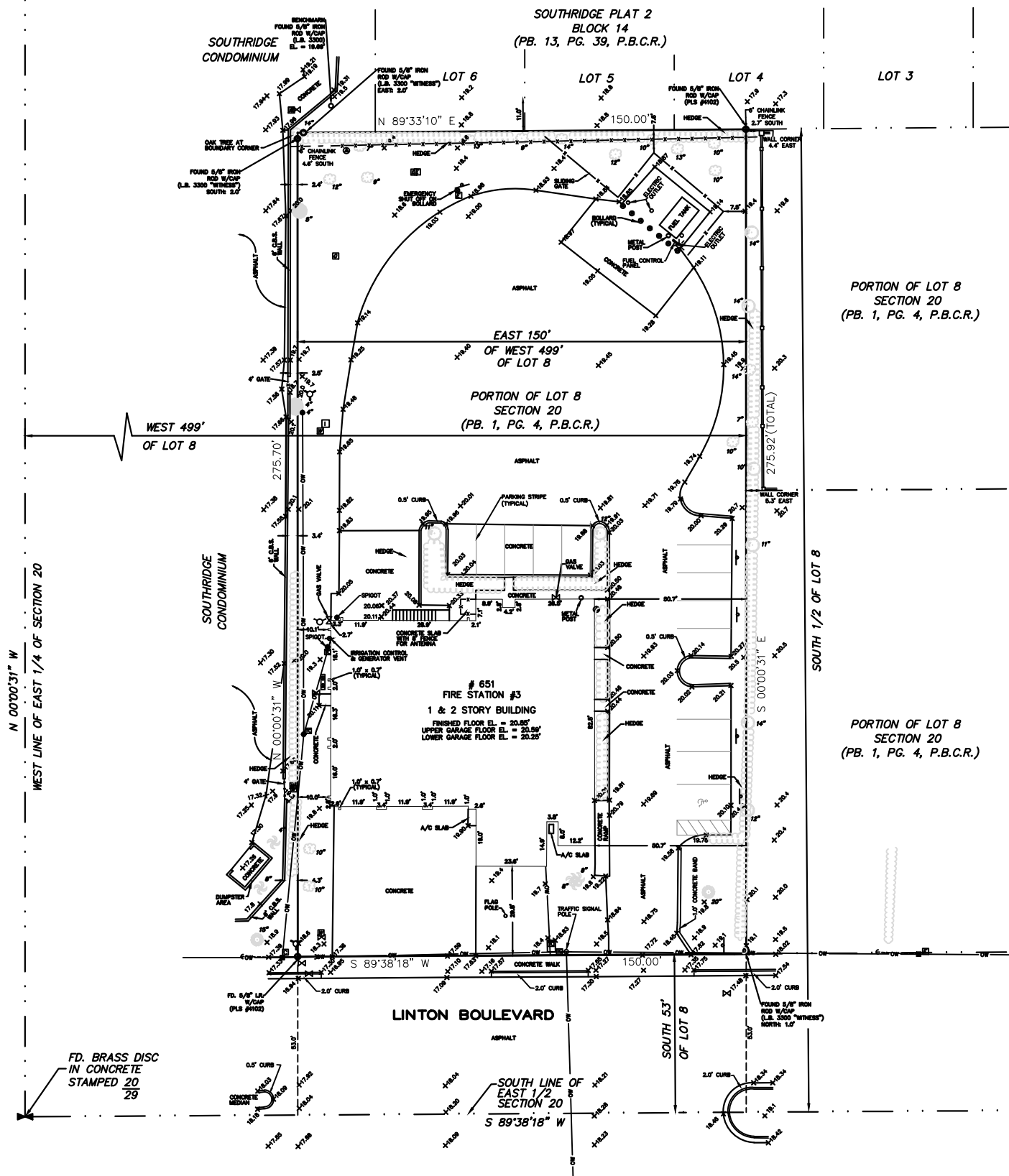
SUMMARY			
	SPACE DESCRIPTION	PER PROPOSED PLAN (Actual SF)	REMARKS
	01 - APPARATUS BAY	4,340	
	02 - APPARATUS BAY SUPPORT	2,898	
	03 - OFFICE AND ADMINISTRATION	2,112	
	04 - CREW LIVING QUARTERS	2,297	
	Subtotal	11,647	
	10% Factorial (walls, misc. corridors, etc.)	1,188	
	Total Space (Actual SF)*	12,835	Screened pation is not included in total GSF

*For comparison, D.B. Firestation No.114 = 10,811 GSF in a single-story building.



1500 W. Cypress Creek Rd., Suite 105, Fort Lauderdale, Florida 33309
Phone: 954-522-4123 Fax: 954-522-4128

Florida Registration: AA26000970
admin@wza-architects.com



- LEGEND:
- ANCHOR
 - CONCRETE UTILITY POLE
 - CABLE RISER
 - VALVE
 - FIRE HYDRANT
 - WATER METER
 - TRAFFIC SIGNAL CONTROL BOX
 - ELECTRIC METER
 - GAS METER
 - WOOD UTILITY POLE
 - CLEANOUT
 - DOUBLE DETECTOR CHECK VALVE
- TREE LEGEND:
- BOTTLE BRUSH
 - CABBAGE PALM
 - OAK
 - SHRUB
 - MAHOGANY
 - QUEEN PALM
 - UNKNOWN SPECIES
 - 12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other Instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
- The land description shown hereon was provided by the Client.
- Bearings shown hereon are assumed based on the South line of the East 1/2 of Section 20, having a bearing of S89°38'18"W.
- The entire property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125102 0006 D, dated 01/05/89.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). To convert NGVD 1929 elevations to North American Vertical Datum of 1988 (NAVD 1988) for this property, the model value of (-)1.529 must be added algebraically to the NGVD 1929 height.
- Benchmark Description: Palm Beach County Engineering Department Benchmark "TOTAL VCTORY", Elevation = 20.518 feet (NGVD 1929), Elevation = 18.989 (NAVD 1988).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1"=20' (1:240).
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- Property Address: 651 Linton Boulevard, Delray Beach, Florida.
- Abbreviation Legend: B.M.= Benchmark; C.= Centerline; FD.= Found; ID.= Identification; L.R.= Iron Rod; EL.= Elevation; L.B.= Licensed Business; P.B.= Plat Book; P.B.C.R.= Palm Beach County Records; PG.= Page; P.L.S.= Professional Land Surveyor; W/CAP= With Surveyors Cap; O/S= Offset.

LAND DESCRIPTION:

The east 150 feet of the west 499 feet of the south half of Lot 8, Subdivision of Section 20, Township 46 South, Range 43 East, according to the Plat thereof as recorded in Plat Book 1, Page 4 of the Public Records of Palm Beach County, Florida, less therefrom the south 53 feet for the right-of-way of Southwest 12th Street.

Said lands lying and situate in the City of Delray Beach, Florida and containing 41,372 square feet, 0.95 acres, more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: _____

MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: mike@aviromsurvey.com

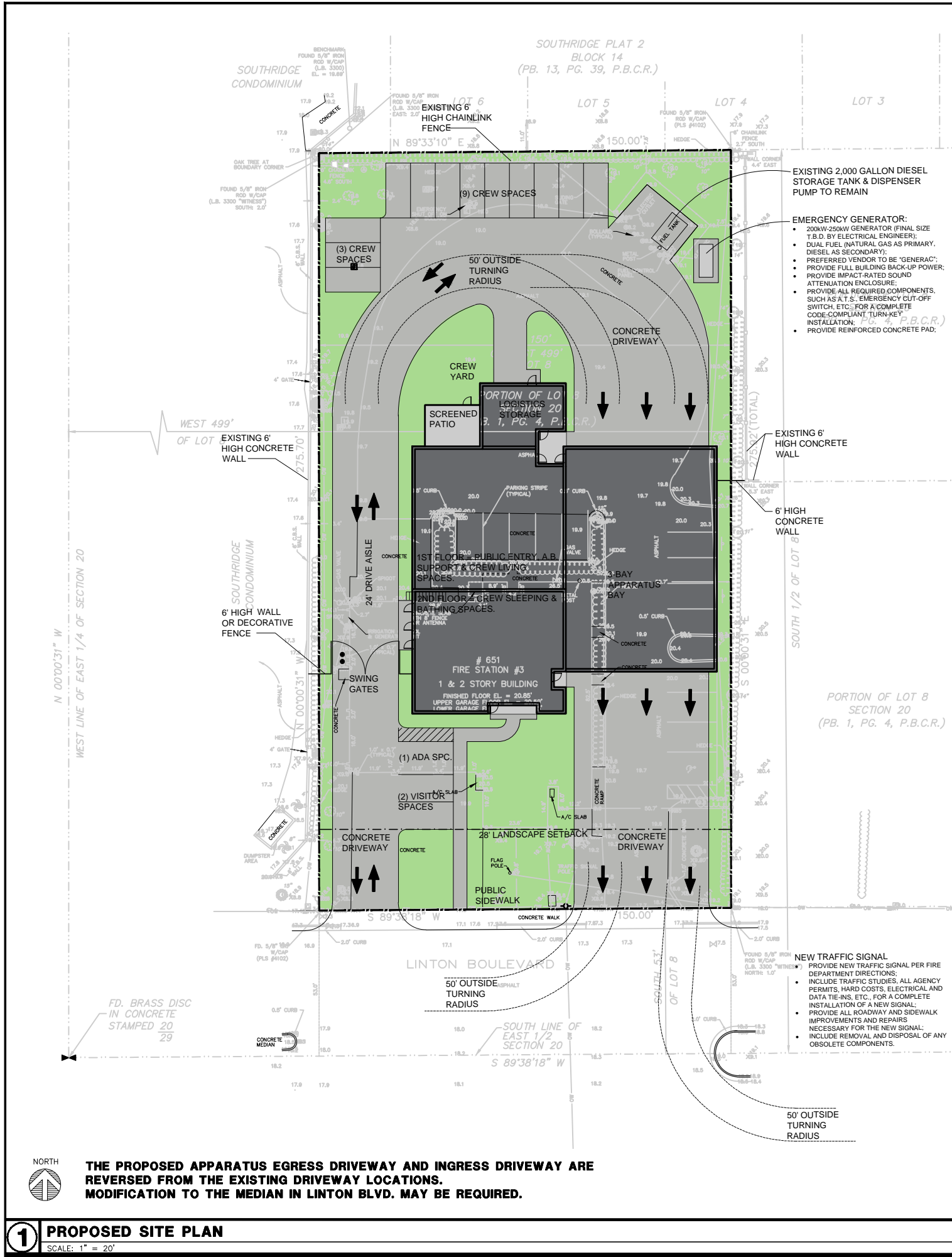
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
WWW.AVIROM-SURVEY.COM
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DATE	BY	REVISIONS
07/17/2009	J.B.	1

BOUNDARY SURVEY
PORTION OF LOT 8
SUBDIVISION OF
SECTION 20, TOWNSHIP 46 SOUTH, RANGE 43 EAST
(P.B. 1, PG. 4, P.B.C.R.)
CITY OF DELRAY BEACH
PALM BEACH COUNTY, FLORIDA.

SCALE	DATE	BY	CKD.	F.B.	PG.	SHEET
1" = 20'	07/17/2009	J.B.	D.E.B.	1485	57	1 OF 1

JOB NO. 8593



SITE PLAN DATA TABLE	
A. SITE CODE INFORMATION:	
1. PER LDR SECTION 3.1.1(A) - DELRAY BEACH LAND USE AND ZONING MAPS: LAND USE = "CF" (COMMUNITY FACILITIES) ON 5/3/2016 FUTURE LAND USE MAP. ZONING = "CF" (COMMUNITY FACILITIES) ON 6/3/2016 ZONING MAP.	
2. PER LDR SECTION 4.3.4(H)(6)(b)4 - A SPECIAL LANDSCAPE AREA SHALL BE PROVIDED ALONG LINTON BOULEVARD THAT SHALL BE THE SMALLER DISTANCE OF EITHER 30 FEET OR 10% OF THE AVERAGE DEPTH OF THE PROPERTY, BUT NOT LESS THAN 10 FEET. THE AVERAGE DEPTH OF THE PROPERTY IS 275.81 FEET. THEREFORE A SPECIAL LANDSCAPE SETBACK OF AT LEAST 27.58 FEET IS REQUIRED. THE PROPOSED DESIGN PROVIDES A 28 FOOT DEEP LANDSCAPE SETBACK ALONG LINTON BLVD.	
3. PER LDR SECTION 4.3.4(K) - THE MINIMUM OPEN SPACE REQUIRED IN A CF ZONING IS 25%. THE PROPOSED DESIGN PROVIDES 25.47% OPEN SPACE.	
4. PER LDR SECTION 4.4.21(H)(2) - WHEN A "CF" ZONING DISTRICT IS ADJACENT TO RESIDENTIAL ZONING, THE PERIMETER LANDSCAPE AREA SHOULD BE INCREASED TO A DEPTH OF 15 FEET; OR, AS AN ALTERNATE, EITHER A WALL, DECORATIVE FENCING, OR HEDGING SHOULD BE INSTALLED FOR AESTHETIC AND BUFFER PURPOSES. THE PROPERTY IS BORDERED TO THE NORTH BY "R-1-A" (SINGLE FAMILY RESIDENTIAL); TO THE SOUTH BY "PC" (PLANNED COMMERCIAL); AND TO THE EAST AND WEST BY "RM" (MEDIUM DENSITY RESIDENTIAL). THE SOUTHRIDGE CONDOMINIUM DEVELOPMENT HAS AN EXISTING 6-FOOT HIGH MASONRY WALL ALONG THE WEST SIDE OF THE PROPERTY. THE PROPOSED DESIGN INCLUDES A 6-FOOT HIGH MASONRY WALL ALONG THE NORTH AND EAST SIDES OF THE PROPERTY TO COMPLETE THE BUFFER.	
5. PER LDR SECTION 4.6.8(C)(6)(i) - FIRE STATIONS REQUIRE 1 PARKING SPACE FOR EACH EMPLOYEE ON THE LARGEST SHIFT. THE ANTICIPATED LARGEST SHIFT WILL BE 6 EMPLOYEES. THE PROPOSED DESIGN PROVIDES 15 ON-SITE PARKING SPACES (14 STANDARD AND 1 ADA-COMPLIANT).	
B. SITE INFORMATION:	
1. PROPOSED SITE COVERAGES	
IMPERVIOUS AREAS:	
PAVED AREAS (DRIVEWAY & PARKING STALLS) = 19,150 GSF (46.31%)	
PAVED AREAS (SIDEWALK & COVERED AREAS) = 1,220 GSF (2.95%)	
BUILDING FOOTPRINT (ENCLOSED AREA) = 10,462 GSF (25.28%)	
TOTAL IMPERVIOUS = 30,832 GSF (74.53%)	
PERVIOUS AREAS (LANDSCAPED) = 10,537 GSF (25.47%)	
TOTAL SITE AREA = 41,369 GSF (100.00%)	
2. PER THE 2014 FLORIDA ACCESSIBILITY CODE TABLE 208.2: (1) OF THE REQUIRED PROVIDED (15) PARKING SPACES SHALL BE ACCESSIBLE SPACES.	
3. PER PALM BEACH COUNTY FLOOD ZONE MAP: FEMA FLOOD ZONE "X" = OUTSIDE 100-YEAR AND 500-YEAR FLOODPLAIN	

WALTERS ZACKRIA ARCHITECTS

1500 W. CYPRESS CREEK RD, STE 105
FORT LAUDERDALE, FL 33309
PHONE: (954) 522-4123
FAX: (954) 522-4128
www.wza-architects.com

Abbas H. Zackria, CSI - FL AR 91520
A. Mark Scala, PE - FL PE 34353

CORPORATE NAME: WALTERS ZACKRIA ASSOCIATES, PLLC, REGISTERED IN THE STATE OF FLORIDA. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS. THESE DRAWINGS ARE THE PROPERTY OF WALTERS ZACKRIA ASSOCIATES, PLLC, AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM A PRINCIPAL OF THE FIRM OR BE LOANED FOR THE FULLEST LEGAL REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO EXECUTION OF WORK.

**CITY OF DELRAY BEACH
FIRESTATION NO.3 REPLACEMENT
LINTON BOULEVARD
DELRAY BEACH, FL 33444**

DRAWN BY: AMF
CHECKED BY: AHZ
DATE: 2/16/2017
REVISIONS:





SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"

**CITY OF DELRAY BEACH
FIREFSTATION NO.3 REPLACEMENT**

**LINTON BOULEVARD
DELRAY BEACH, FL 33444**

- 1
- 2
- 3
- 4
- 5
- 6

1612

SHEET

A-2

PRELIMINARY FLOOR
PLANS



1 FRONT LEFT VIEW



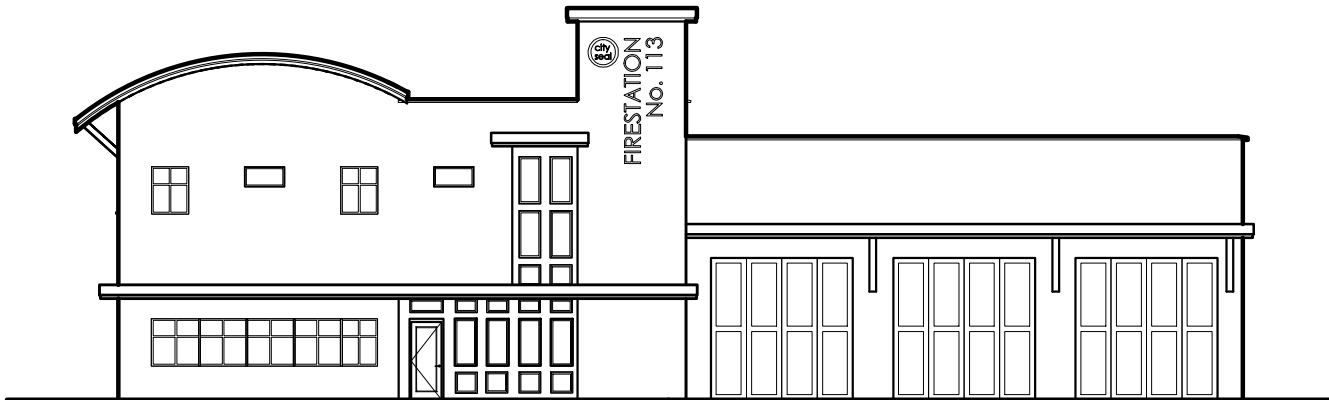
2 FRONT RIGHT VIEW



3 FRONT VIEW



4 BIRD'S EYE VIEW



5 FRONT ELEVATION



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ZACKRIA
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CITY OF DELRAY BEACH
FIRESTATION NO. 3 REPLACEMENT
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1612

SHEET

A-3

3D MASSING STUDIES